



THE PORT  
OF LOS ANGELES  
Executive Director's  
Report to the

Board of Harbor Commissioners

**DATE: JULY 12, 2022**

**FROM: WATERFRONT & COMMERCIAL REAL ESTATE**

**SUBJECT: RESOLUTION NO. \_\_\_\_\_ - APPROVE  
SUCCESSOR REVOCABLE PERMIT NO. 21-17 WITH EASTVIEW  
LITTLE LEAGUE, INC.**

**SUMMARY:**

Staff requests approval of the proposed successor Revocable Permit No. 21-17 (RP No. 21-17) with Eastview Little League, Inc. (Eastview), a California nonprofit Corporation, for use and occupancy of City of Los Angeles Harbor Department (Harbor Department) property located at (1) 765 Eastview Little League Drive, San Pedro commonly known as Knoll Hill and (2) 1501 S. Harbor Boulevard, San Pedro commonly known as Bloch Field. Eastview will be utilizing the premises for: operation and maintenance of two baseball fields and one T-ball field at Knoll Hill, and one baseball field at Bloch Field; installation of fencing, backstops, and dugout improvements, as well as all temporary use facilities such as concession stands, restrooms, associated parking, and storage of associated equipment, materials, and supplies.

In exchange for the services and community benefit, Eastview will not be required to pay rent to the Harbor Department. The Harbor Department will also support Eastview through assistance with water costs at the Knoll Hill facility up to \$20,000 per calendar year which will be reimbursable upon invoice submission and review. Assistance with water costs must be requested and be reviewed and approved for subsequent years. The Harbor Department shall remain responsible for all utilities at the Bloch Field location.

**RECOMMENDATION:**

1. Find that the Director of Environmental Management has determined that the proposed action is categorically exempt from the requirements of the California Environmental Quality Act (CEQA) under Article III, Class 1(14) of the Los Angeles City CEQA Guidelines;
2. Find that it is in the best interest of the City of Los Angeles Harbor Department to waive the Harbor's Leasing Policy concerning rent in exchange for the services and community benefits provided by Eastview Little League, Inc.;
3. Approve Revocable Permit No. 21-17 with Eastview Little League, Inc.;
4. Authorize the Executive Director to execute and the Board Secretary to attest to Revocable Permit No. 21-17; and
5. Adopt Resolution No. \_\_\_\_\_.

**SUBJECT: APPROVE RP NO. 21-17 WITH EASTVIEW LITTLE LEAGUE**

**DISCUSSION:**

Background – Eastview currently occupies the Knoll Hill premises under Revocable Permit No. 07-21 (RP No. 07-21). RP No. 07-21 was approved by the Board on February 21, 2008 for a three-year term for temporary use of facilities located on Knoll Hill in San Pedro as baseball and T-ball fields while Eastview pursued a permanent location. In consideration of the fact that the facilities were not immediately needed or interfering with Harbor Department purposes at the time, the Board approved the First Amendment to RP No. 07-21 on August 19, 2010, which removed the provision that the term could not extend beyond January 31, 2011.

Eastview also currently has a revocable permit to operate baseball facilities at Bloch Field. On April 19, 2013, the Young Men’s Christian Association (YMCA) assigned Revocable Permit No. 867 (RP No. 867) to Eastview for the operation of Bloch Field, which has been in use since 1963 as a community and servicemen’s athletic and baseball field.

Section 2(a) of RP No. 07-21 requires Eastview to use its best efforts to secure either a permanent location, or locations, to continue to operate Eastview on property not owned or controlled by the Harbor Department, as well as funding and/or in-kind services to fully develop such permanent location. The current registration for Eastview has declined from 550 plus in 2008 to 350 in 2022. Eastview has stated that the recession that began in 2008 and the COVID-19 Pandemic are primary causes for the decline in registration and revenue. Eastview’s current operating account is at approximately \$15,000, which is considerably lower than usual due to the loss of about \$10,000 in registration and \$20,000 from concessions in 2020/2021. Their reserve relocation fund, currently at \$10,000 down from \$50,000, was drawn upon to supplement the operating fund to pay for utilities and maintenance services.

Eastview is requesting a successor revocable permit to RP No. 07-21 and RP No. 867 that consolidates the operations of both sites under one entitlement. The premises map is attached as Transmittal No. 1. The proposed RP No. 21-17 is attached as Transmittal No. 2. The Harbor Department reserves the right to terminate a portion of the premises (i.e. the Knoll Hill Premises or the Bloch Field Premises) after giving thirty days’ written notice to Eastview.

Utilities – Under proposed RP No. 21-17, the Harbor Department will reimburse Eastview up to \$20,000 per calendar year for water utility services at the Knoll Hill facility conditioned on the submission of water utility invoices. Water utility invoices shall be submitted at the end of the calendar year for reimbursement unless the RP is earlier terminated.

Due to restrictions brought on by the COVID-19 Pandemic, Eastview refunded all baseball and T-ball registration fees for the 2020 season, which served as the primary source of revenue for the league. Although youth sport play was stopped due to the pandemic, Eastview continued to pay utility and maintenance costs as required under its current agreement. This was beneficial to maintaining the fields and facilities, and as a result, Eastview was forced to draw down their reserve relocation fund in 2020 to help secure the league for future seasons. Therefore, due to limited funding for ongoing operations and concern for the future viability of the league, Eastview has requested the Harbor

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Department to assist with utility costs for Knoll Hill which includes water, power, trash and restroom upkeep totaling approximately \$30,000 per season. Water is the largest cost, estimated at \$20,000 each year. Pursuant to RP No. 867, the Harbor Department is responsible for utility costs at Bloch Field; however, Eastview is responsible for maintaining the grounds. Without financial assistance, and reserve funds running low, the continued maintenance and utility costs will negatively impact Eastview's limited financial resources and in a worst-case scenario could cause Eastview to permanently close the little league facility. Assistance with utility costs will reduce the financial burden on Eastview and may allow Eastview to continue to provide maintenance resources and athletic programming enjoyed by community youth each year at Knoll Hill and Bloch Field.

Maintenance Costs and Eastview Services – Under the proposed RP No. 21-17, Eastview will be responsible for the operation and maintenance of the community baseball and athletic fields at both the Knoll Hill and Bloch Field locations relieving the Harbor Department from ongoing maintenance of the premises. In addition, Eastview has recently established a community program known as “All Kids Play” where Eastview issues over 40 scholarships annually.

In exchange for no rent and payment of up to \$20,000 per year to offset water expenses, Eastview is required to maintain their premises, pay for various utility charges other than water at Knoll Hill, and invest significant resources to maintain and secure both baseball facilities. If the Harbor Department was required to maintain the premises, the estimated annual cost to maintain the two sites as baseball facilities is \$175,038 for Knoll Hill and \$115,528 for Bloch Field, in addition to security and utilities currently estimated at \$30,000 for each site per year. Continuation of the existing RP provides significant financial benefits to the Harbor Department by avoiding significant maintenance, security, and utility costs for properties that do not have immediate trust compliant uses under consideration.

On September 9, 2021, the California State Lands Commission issued an approval letter of the continuation of a short-term, month-to-month revocable permit with Eastview including financial assistance for various utilities until a Trust-compliant Harbor Department use becomes available.

Summary of Significant Revocable Permit Terms:

<b>Provisions</b>	<b>Description</b>
Permitted Use	<ul style="list-style-type: none"> <li>• Operation and maintenance of two baseball fields and one T-ball field at Knoll Hill, and one baseball field at Bloch Field; installation of fencing, backstops, and dugout improvements, as well as all temporary use facilities such as concession stands, restrooms, parking lots, and storage of associated equipment, materials, and supplies</li> </ul>
Term	<ul style="list-style-type: none"> <li>• Short-term Revocable Permit. Revocable at any time by tenant or Executive Director by giving at least thirty (30) days' written notice</li> </ul>

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	<ul style="list-style-type: none"> <li>The Harbor Department reserves the right to terminate a portion of the premises (i.e. the Knoll Hill Premises or the Bloch Field Premises) after giving thirty days' written notice to Eastview</li> </ul>
Premises	<ul style="list-style-type: none"> <li>Knoll Hill Premises (Exhibit A-1)</li> <li>Bloch Field Premises (Exhibit A-2)</li> </ul>
Compensation	<p>No Rent. Eastview will provide the following at no cost:</p> <ul style="list-style-type: none"> <li>Operation and maintenance of baseball and athletic fields for the community</li> <li>Annual Activity Report</li> </ul>
City's Annual Utility Reimbursement Payment	<ul style="list-style-type: none"> <li>Reimbursement for water utility services at Knoll Hill location up to \$20,000 per calendar year conditioned on the submission of invoices</li> </ul>
Maintenance and Repair	<p>Harbor Department:</p> <ul style="list-style-type: none"> <li>Roofs and exteriors of all City owned buildings</li> <li>Fire protection sprinkler systems, fire hydrants systems, standpipe systems, fire alarm systems, and other fire protective systems/appliances which have been installed in City owned buildings</li> <li>Electrical substation and switchgear preventive maintenance</li> <li>All utilities at Bloch Field premises</li> </ul> <p>Eastview:</p> <ul style="list-style-type: none"> <li>Maintain the grounds at Knoll Hill and Bloch Field premises</li> </ul>

**ENVIRONMENTAL ASSESSMENT:**

The proposed action is the approval of proposed successor RP No. 21-17 with Eastview for use and occupancy of Harbor Department property located at Knoll Hill for operation of two baseball fields and one T-ball field, and Bloch Field for operation of one baseball field, which is an activity involving the issuance, renewal, or amendment of any lease, license or permit to use an existing facility involving negligible or no expansion of use. Therefore, the Director of Environmental Management has determined that the proposed action is categorically exempt from the requirements of CEQA in accordance with Article III Class 1(14) of the Los Angeles City CEQA Guidelines.

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**FINANCIAL IMPACT:**

Approval of the proposed RP No. 21-17 will enable Eastview to operate and maintain three baseball fields and one T-ball field locate at Knoll Hill and Bloch Field in San Pedro in exchange for zero compensation. Under the proposed terms of RP No. 21-17, the Harbor Department would also reimburse up to \$20,000 per year in water costs associated with operating the fields.

Funding in the amount of \$20,000 has been requested within the Fiscal Year 2023 Budget, Center 0429, Program 000, Account 52031 (Organization & Event Sponsorship), and funding for future fiscal years will be requested as part of the annual budget process, subject to Board approval.

Approval of the proposed RP No. 21-17 will enable the Harbor Department to realize annual maintenance savings in the amount of \$290,566 as Eastview will assume maintenance responsibilities associated with operating the premises.

**CITY ATTORNEY:**

Proposed Revocable Permit No. 21-17 has been reviewed and approved as to form and legality by the Office of the City Attorney.

**TRANSMITTALS:**

1. Site Map
2. Revocable Permit No. 21-17

*Michael J. Galvin*  
MICHAEL J. GALVIN  
Director of Waterfront & Commercial Real Estate

FIS Approval: *MB*  
CA Approval: *[Signature]*  
*Michael DiBernardo*  
MICHAEL DiBERNARDO  
Deputy Executive Director

APPROVED:

*Marla Bleavins* For  
EUGENE D. SEROKA  
Executive Director

ES:MD:MG:ER:HP:KK:MS:ds  
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